

**The Oaks – VR2611**  
**Strata Council Meeting Minutes**  
**July 20<sup>th</sup>, 2011**

<b>Present:</b>	David Congram (Chair) # 101	Nancy Tse (Vice-Chair) # 306
	Rik Blok (Treasurer) # 301	Anthea Jubb # 104
	Lesia Tratch # 205	

Lorne Campbell, Malcolm Karl – Pacific Dawn Management

**Regrets:**

**Call to Order:**

Meeting was called to order at 7:10 p.m.

**Quorum Established:**

A quorum was confirmed.

**Previous Minutes:**

The minutes of the April 12<sup>th</sup>, 2011 Council Meeting was approved as circulated.

Motion: David Congram, Seconded by Nancy Tse.

**Carried**

**Financial Report:**

Lorne reviewed the financials to the end of June 2011; these were approved as presented

Motion:

**Business Arising From Minutes:**

**Hand Over Update/ Outstanding:**

Council was advised that all the necessary financials and information appear to have been received. All current year expenses from the last management company have been entered as required

**Power Washing/Building Painting:**

After considerable discussion the Council has requested that Pacific Dawn will get three quotes for the Power Washing of the building. Once this work is done Council will decide if the building can wait one more year for painting.

**West Walkway:**

West Star has completed the work as requested

**East Fence:**

This repair work will be completed as quickly as possible; Malcolm and Council will inspect when completed. The cost of this work will be split between the two properties, this was agreed to by Baywest.

**Landscaping:**

Several options were evaluated and Councils decision was to have the new landscaping company complete the season. Three companies will be asked to quote on the work for next season.

**New Business:**

**Correspondence Sent/Received:**

No correspondence was received or sent.

**Stairs:**

Pacific Dawn was asked to explore various options as to the best way to repair the damaged stairs on two of the staircases. Malcolm will have the contractor go to the building and explain one or two ideas to Council at Malcolm's request.

**Pest Control:**

Pacific Dawn will contact a new pest control company to inspect the building and quote on the pest control for the Strata going forward.

**BB-Q:**

The Oak's annual BBQ was (as usual) a great success. The weather wasn't the best, and we moved into the 1<sup>st</sup> floor activity room. Food was plentiful and delicious from Samosas, Sushi, Salads to Butter Tarts, Fruit Spears and everything in between.

We are planning a THANKSGIVING pot-luck!!

**Next Meeting:**

The next meeting will be October 18<sup>th</sup>, 2011 at 7:00 pm in the Amenities Room.

**Adjournment:**

They're being no further business the meeting was adjourned at 8:45 p.m.